REZONING FOR:

CAMBRIDGE VILLAGE

DENVER, NC

PREPARED BY:

CAMBRIDGE PROPERTIES
INCORPORATED
831 East Morehead Street • Suite 245 704/333-2393
Charlotte, North Carolina 28202 Fax: 704/333-2394

SHEET INDEX

RZ-1 COVER SHEET
RZ-2 ROAD NETWORK
RZ-3 SITE PLAN
RZ-4 CONDITIONAL NOTES

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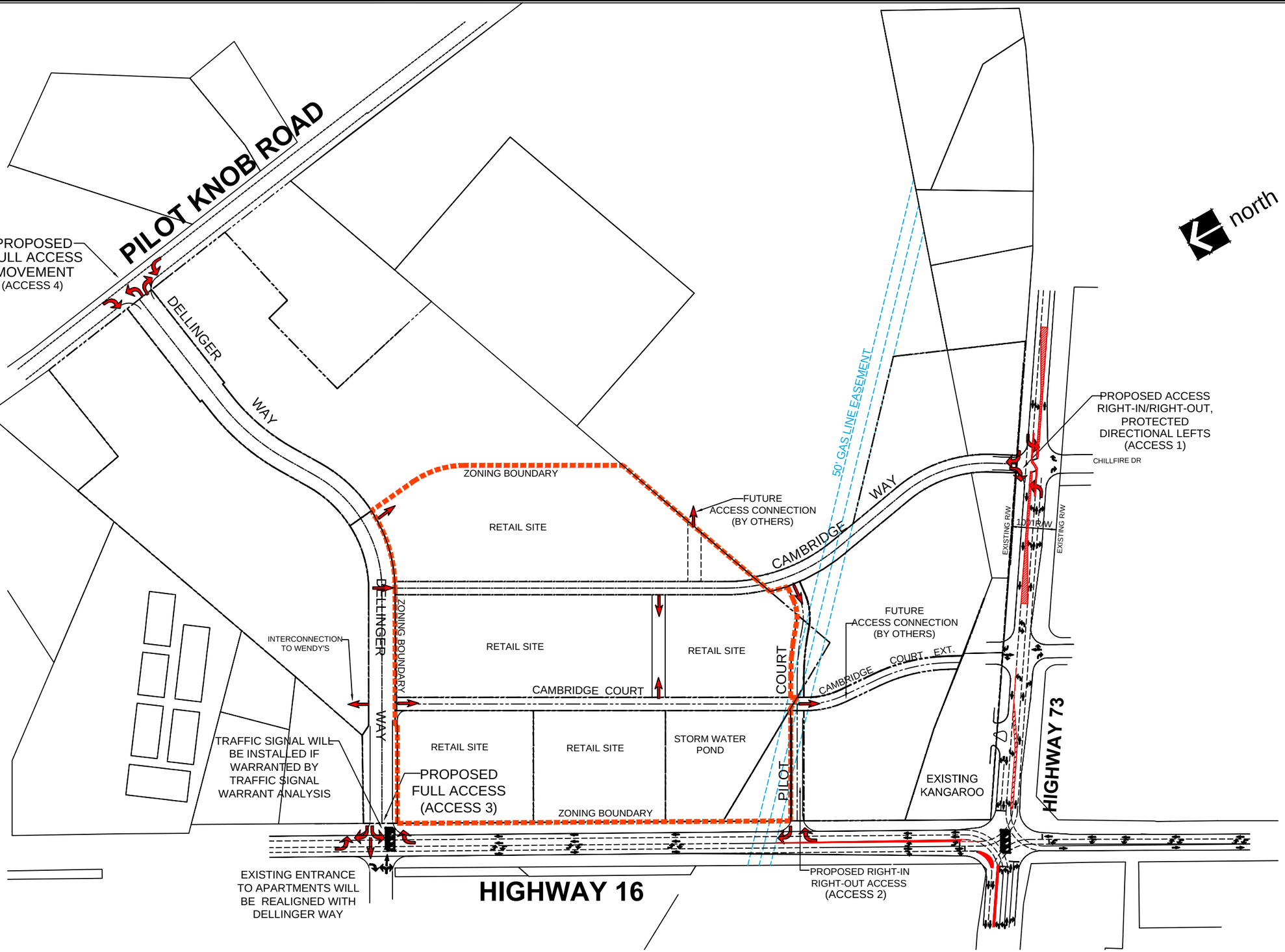
Charlotte, North Carolina 28202 Fax: 704/333-2394

CAMBRIDGE VILLAGE
DENVER, NORTH CAROLINA

COVER SHEET

REVISIONS
DATE ITEM

DATE 3-16-16
SCALE 1"=100'
DRAWN BY D.T.
CHECKED BY CPI
F.B. #
SHEET # RZ-1



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ROAD NETWORK

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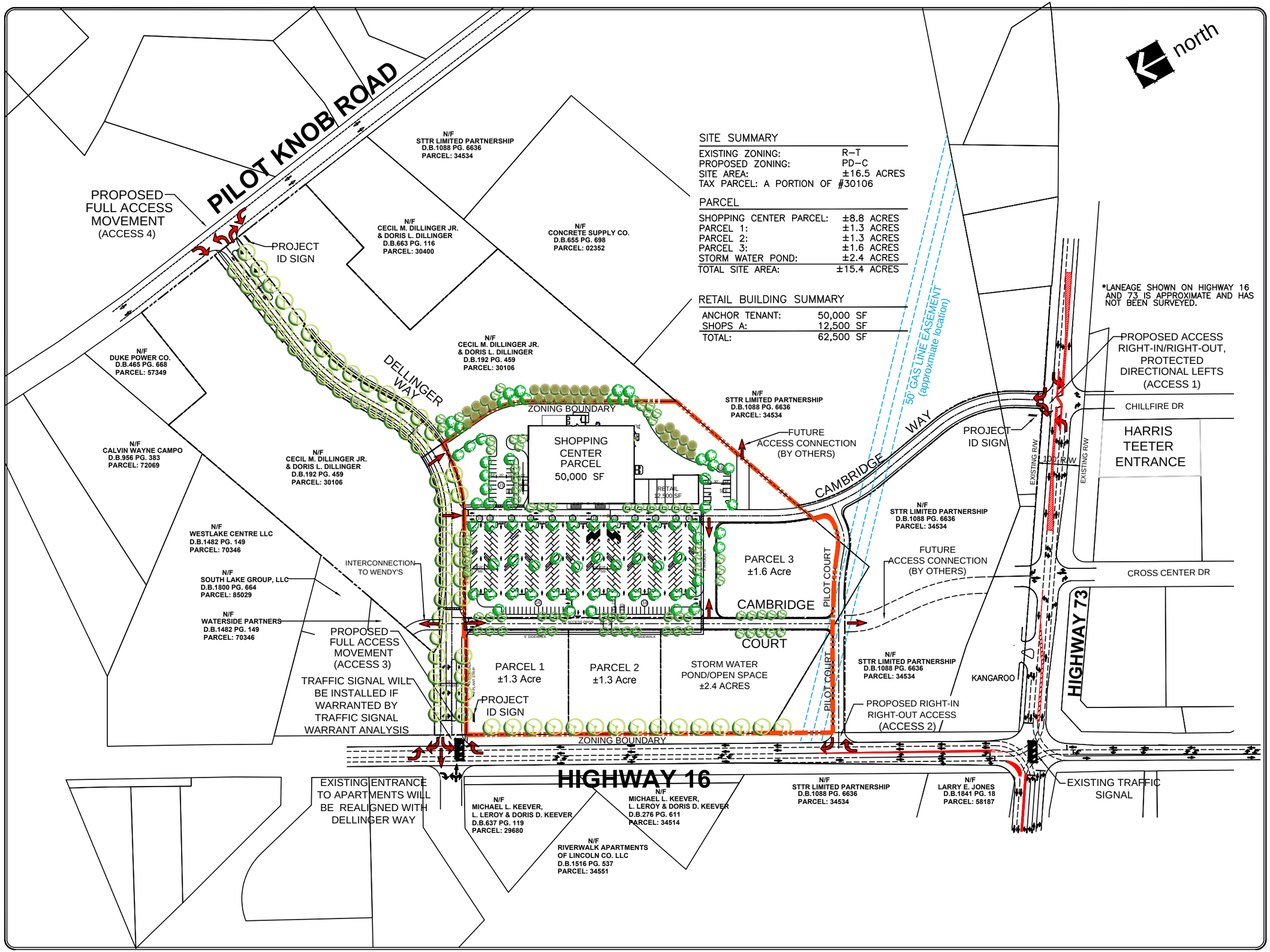

SITE SUMMARY

EXISTING ZONING:	R-T
PROPOSED ZONING:	PD-C
SITE AREA:	±16.5 ACRES
TAX PARCEL: A PORTION OF	#30106

PARCEL

SHOPPING CENTER PARCEL:	±8.8 ACRES
PARCEL 1:	±1.3 ACRES
PARCEL 2:	±1.3 ACRES
PARCEL 3:	±1.6 ACRES
STORM WATER POND:	±2.4 ACRES
TOTAL SITE AREA:	±15.4 ACRES

RETAIL BUILDING SUMMARY

ANCHOR TENANT:	50,000 SF
SHOPS A:	12,500 SF
TOTAL:	62,500 SF

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SITE PLAN

REVISIONS

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SHEET # RZ-3

CONDITIONAL NOTES

1. DEVELOPMENT DATA

Site Acreage: +/- 15.3 acres

Tax ID Number(s): 4602-64-4144; 4602-54-1002

Existing Zoning: R-T

Proposed Zoning: PD-C

Existing Use: Vacant Single Family Residence and Vacant Land.

Proposed Use(s): Neighborhood Commercial Retail and Office

Maximum of Gross Square Feet of Development: 90,000 Square Feet

Maximum Building Height: Per Ordinance

Ratio of Parking Spaces: Per Ordinance

2.GENERAL PROVISIONS

a. The development plan depicted on this Site Plan is intended to reflect the arrangement of proposed uses on the Site, but the exact configuration placement, and size of the specific buildings, streets, and parking elements may be altered or modified during the design development and construction phases.

b. Throughout this Rezoning Petition, the terms "Owner", "Owners", "Petitioner", or "Petitioners" shall be deemed to include the heirs devisees, personal representatives, successors in interest and assignees of the owners or owners of the Site who may be involved in its development from time to time.

3.PURPOSE

This Rezoning Petition requests approval to allow the Site to be developed as a grocery anchored neighborhood shopping center with associated commercial retail/office space and up to three (3) outparcels with uses that are permitted under the PD-C zoning district as restricted herein.

4.PERMITTED USES

All uses under the PD-C zoning district shall be permitted except the following uses which shall be restricted:

a. Cell towers

b. Car, Boat, and RV Sales (new or used)

c. Mortuary or Crematorium

d. Pawn Shops

e. Heavy automotive repair shops. This does not restrict minor automotive adjustments, repairs and/or lubrications.

5.TRANSPORTATION

a. Petitioner shall construct the following Private Streets to provide access and interconnectivity to the Site as well as adjoining Parcels as depicted on the Road Network Plan (RZ-2): (1) Dellinger Way; (2) Cambridge Way; (3) Cambridge Court; and (4) Pilot Court.

b. Subject to the Petitioner's traffic impact analysis and NCDOT and Lincoln County's approval, the Site shall have the following access points to public rights of way for the Private Streets described above:

1) One access point from NC Highway 73 (Access 1), which shall have right in/right out and protected left turn access into the Site, as depicted on the Road Network Plan.

2) Two access points from Business Highway 16. Access 2 shall have right in/right access into the Site, as depicted on the Road Network Plan. Access 3 will have full turn movement access into the Site with a traffic signal, subject to NCDOT approval of a signal warrant analysis, as depicted on the Road Network Plan.

3) One access point from Pilot Knob Road (Access 4), which will have full turn movement access into the Site, as depicted on the Road Network Plan.

c. In addition to the Private Streets that Petitioner will construct as described in paragraph 5 a. above, Petitioner shall record two (2) additional access easements for future Private Streets. These are depicted on the Road Network Plan (RZ-2) as: (1) Future Access Connection and; (2) Cambridge Court Extension.

6.ARCHITECTURAL STANDARDS

a. All exterior walls shall be constructed with a minimum of 70% masonry products including any combination of brick, stone and pre-cast concrete on the front elevation of the buildings and along the left wall of the retail building fronting Dellinger Way.

b. All trash and recycling containers shall be fully enclosed.

c. All HVAC units shall be screened from view from all public rights of way.

d. Any loading docks shall be screened from view from Business Highway 16 and NC Highway 73.

e. Vinyl and/or metal siding shall not be permitted.

7.SITE LIGHTING

a. All parking lot lighting shall be shielded and downward facing.

b. Exterior lighting on the buildings will be directed or shielded to prevent glare on nearby residential properties.

c. The parking lot lighting shall be a maximum height of 35 feet in height.

8.STREETSCAPE AND LANDSCAPE

a. All landscaping shall meet or exceed the requirements of the Zoning Ordinance.

9.STORM WATER TREATMENT

a. The location, size and type of storm water management systems depicted on the Site Plan are subject to review and approval as part of the full development plan submittal and are not intended to be implicitly approved with this Rezoning Petition. Adjustments may be necessary in order to accommodate actual storm water treatment requirements and natural site discharge points.

b. LID design standards will be incorporated into the storm water design.

10. SIDEYARDS/BUFFERS

a. The front yard building setbacks shall be a maximum of 90 feet from the right of way of Business Highway 16.

b. The side yard and rear yard buffers shall be a class "C" buffer and maybe reduced in width per the Zoning Ordinance.

c. The rear yard buffer may be placed along the Zoning Boundary within Parcel 30106.

11. SIGNAGE

a. Petitioner shall be permitted to have 3 Shopping Center Monument Signs, in the areas depicted on the Site Plan. One sign at the Access 1 entrance, one sign at the Access 3 entrance, and one sign at the Access 4 entrance.

b. Each outparcel may have one (1) ground mounted monument sign as allowed in the Zoning Ordinance. Ground mounted monuments shall be constructed of masonry products, as described herein, and shall be standard designs for each of the three (3) outparcels.

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